



**NOTICE OF PUBLIC MEETING
pursuant to Sections 34 & 51
of the Planning Act, R.S.O. 1990, c. P.13 as amended**

**APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION (39T-MC1301) AND
ZONING BY-LAW AMENDMENT**

**OWNER: Don Black Investments Ltd.
AGENT: Tridon Group Ltd.
ADDRESS: 10293 Glendon Drive, Kilworth
ROLL NO.: 393900002002800**

The Municipality of Middlesex Centre received an updated proposal to subdivide a parcel of land in Kilworth. The original submission was presented at the December 4, 2013 public meeting of Middlesex Centre’s Council and has since been revised by the owner. The details of the proposed draft plan of subdivision are described below. The Municipality also received a Zoning By-law Amendment application for the subject property.

We are advising you of a public meeting and invite your comments.

The subdivision submission proposes the following, as shown on the attached draft plan:

- 216 lots for single-detached dwellings
- 6 blocks (Blocks 218 through 223) with a total area of 12.607 hectares for the future development of single-detached dwellings
- A 2.9 hectare medium density residential block (Block 217)
- A 1.725 hectare medium density residential block (Block 224)
- A 1.702 hectare medium density residential block (Block 225)
- A 3.874 hectare medium density residential block (Block 226)
- A 3.229 hectare mixed use village commercial and medium density residential block (Block 227)
- A 1.683 hectare village commercial block (Block 228)
- A 2.023 hectare institutional (possible future school) or medium density residential block (Block 229)
- 2.846 hectares of park and open space (Blocks 230 and 231)
- Various roads, access reserves and road widening dedications

The purpose of the Zoning By-law Amendment application is to rezone the land from Existing Use (EU) to various urban residential first density, urban residential third density, village commercial, institutional and open space zones. The proposed subdivision layout and a map of the requested zoning are attached. In addition, the specifics of each of the requested site-specific zones are attached in a table format.

Description and Location of Subject Land

Known municipally as 10293 Glendon Drive, the subject land is legally described as Part of Lots 7 and 8, Concession 1 (geographic Township of Lobo) in the Municipality of Middlesex Centre. The subject land is located on the south side of Glendon Drive (County Road 14) and west of Springfield Way in the village of Kilworth.

Public Meeting

Municipal Council will hold a public meeting to solicit the community's feedback on:

Date: Wednesday, May 27, 2015
Time: 7:00 p.m.
**Place: Wellness and Recreation Complex (2nd Floor)
1 Tunks Lane, Komoka**

You are invited to attend the public meeting, and present oral and written comments regarding this proposal.

Other Planning Act Applications

None.

Other Information

If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval of the draft plan of subdivision, or if a person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of Middlesex Centre before the by-law is passed, the person or public body is not entitled to appeal the decisions of the County of Middlesex and the Municipality of Middlesex Centre to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, or if a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Middlesex Centre before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Middlesex with respect to the proposed plan of subdivision (File No. 39T-MC1301), you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638). Written comments with respect to the proposed draft plan of subdivision may also be submitted to the Municipality of Middlesex Centre. Additional information regarding the proposed plan of subdivision and rezoning are available for public inspection by contacting the planner for the Municipality of Middlesex Centre at 519-666-0190.

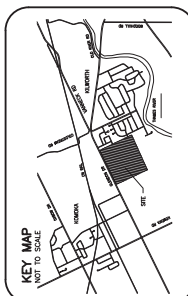
If you are aware of any persons affected by these applications who have not received a copy of this notice, it would be appreciated if you would so advise them.

DATED at the Municipality of Middlesex Centre this 5th day of May, 2015.

Stephanie Troyer-Boyd, AMCT
Clerk
Municipality of Middlesex Centre
10227 Ilderton Road, RR 2
Ilderton, ON N0M 2A0

**DRAFT PLAN OF SUBDIVISION
OF PART OF
LOTS 7 & 8
CONCESSION
IN THE
MUNICIPALITY OF MIDDLESEX CENTRE
COUNTY OF MIDDLESEX**

SCALE 1:1000



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN AND THE SURVEY THEREON SHOWN TO BE SUBDIVISION AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN.

MARCH 25, 2015
DATE

BRYAN CAMPBELL
FOR
STATISTIS GEOMATICS LTD.

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE FROM GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF MIDDLESEX.

DATED THE 25 DAY OF MARCH 2015.

GRANT BLACK, PRESIDENT
STATISTIS GEOMATICS LTD.

"I HAVE THE AUTHORITY TO SIGN THIS CERTIFICATE"

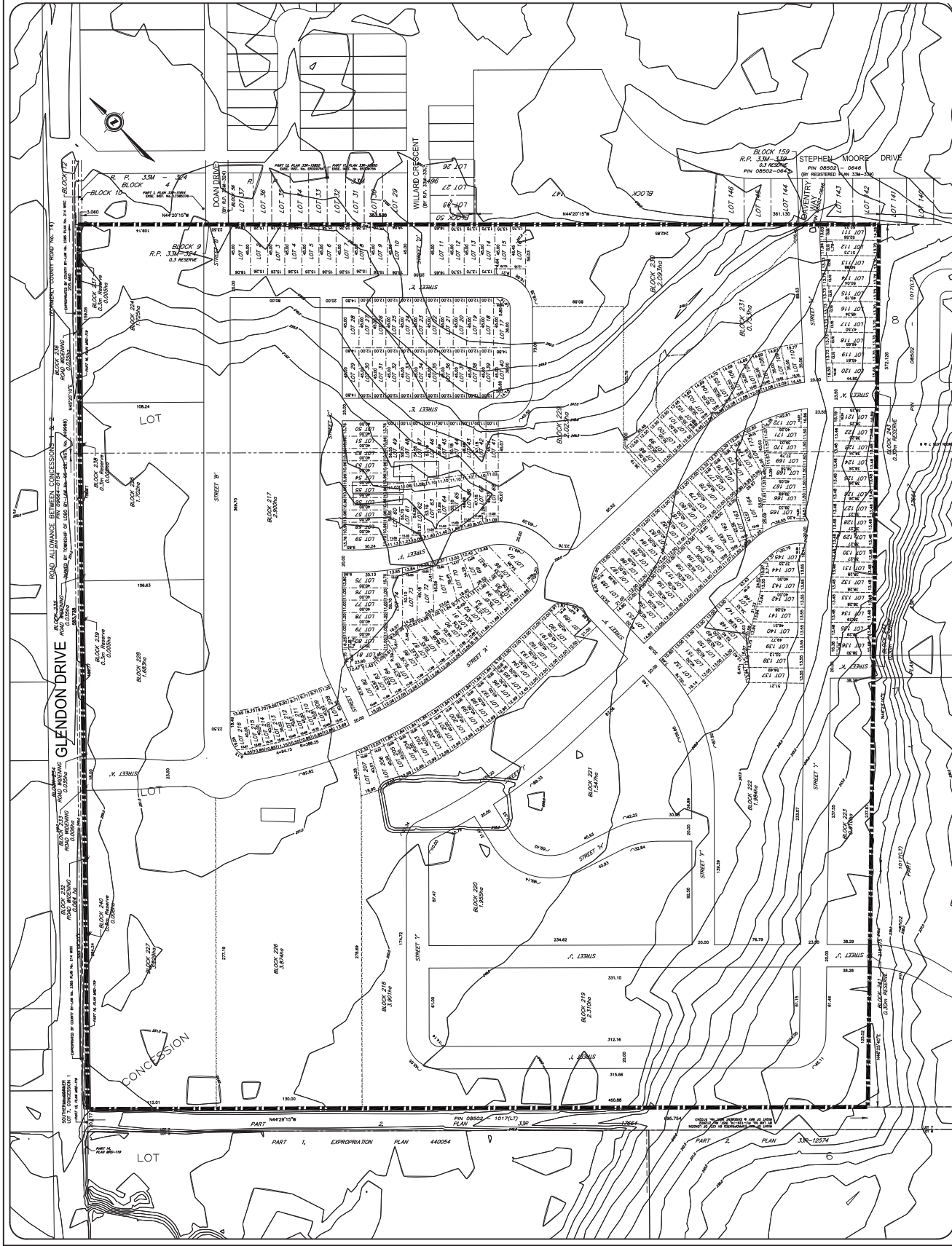
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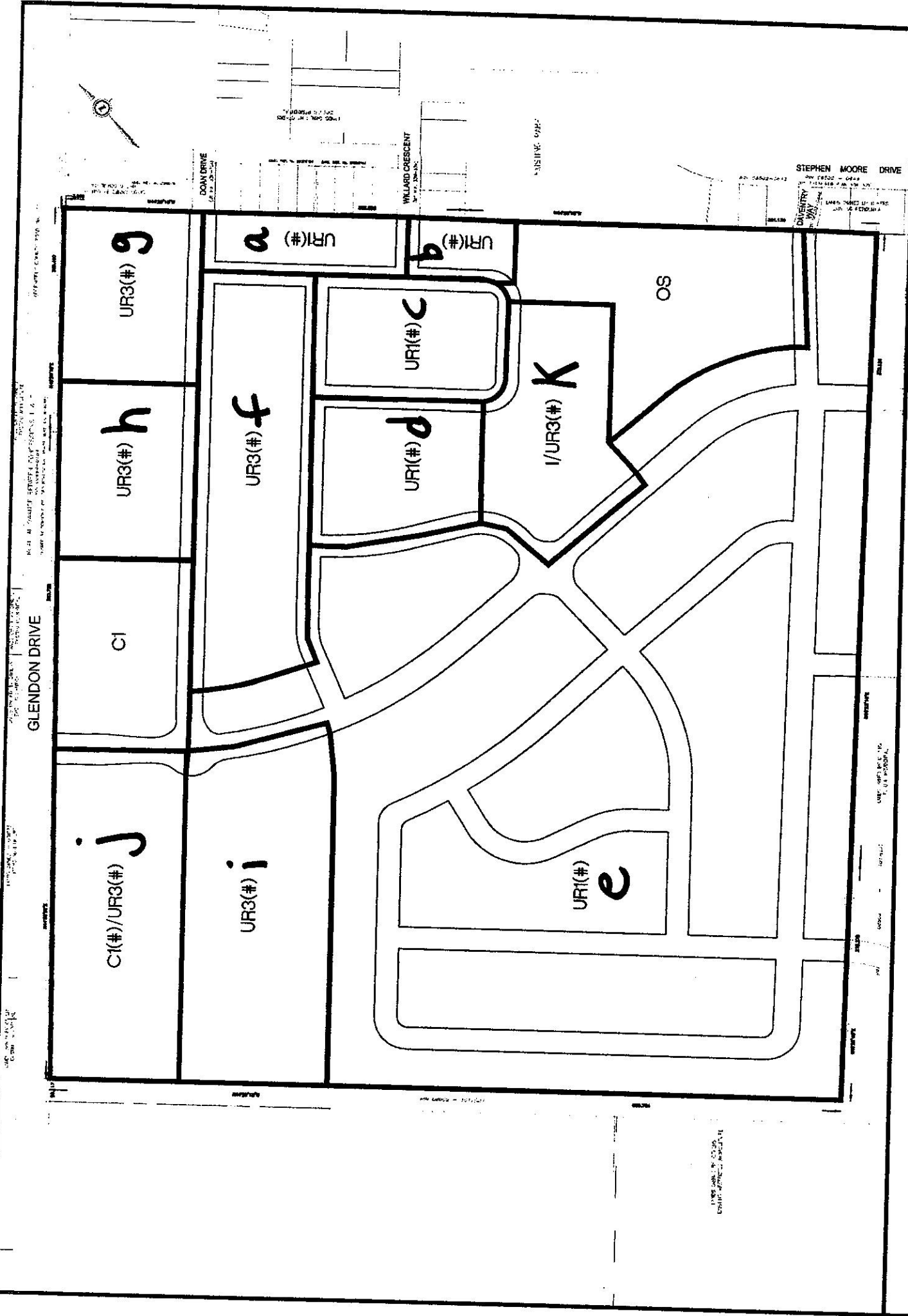
REQUIREMENTS OF SECTION 51(17) OF THE Planning Act (SAS 196, ch. 410)

(A) AS SHOWN ON DRAFT PLAN
(B) AS SHOWN ON DRAFT AND KEY PLAN
(C) AS SHOWN ON DRAFT AND KEY PLAN
(D) AS SHOWN ON THE LAND USE SCHEDULE BELOW
(E) AS SHOWN ON DRAFT PLAN
(F) AS SHOWN ON DRAFT PLAN
(G) MANIPULATED WATER SERVICE TO BE INSTALLED
(H) TO CLAY OVERLAYMENT SALT CLAY TILL
(I) FULL MUNICIPAL SERVICES TO BE INSTALLED
(J) AS SHOWN ON PLAN

LAND USE SCHEDULE	AREA (SQ. M)	AREA (SQ. FT.)
RESIDENTIAL - LOTS 1-214, BLOCKS 217-225	58,746m ²	657,946 sq. ft.
MIXED RESIDENTIAL USE - BLOCK 226	3,879m ²	42,106 sq. ft.
MIXED USE - BLOCK 227	3,329m ²	35,854 sq. ft.
INSTITUTIONAL - BLOCK 228	2,000m ²	21,527 sq. ft.
OPEN SPACE - BLOCKS 229, 230	2,000m ²	21,527 sq. ft.
ROAD WIDENING - BLOCKS 300, 331	2,498m ²	26,935 sq. ft.
ROAD RESERVE - BLOCKS 229-230	0.179m ²	1,922 sq. ft.
ROAD WIDENING - BLOCKS 227-243	0.009m ²	97 sq. ft.
ROAD RESERVE - BLOCKS 227-243	0.009m ²	97 sq. ft.
TOTAL	66,261m ²	715,888 sq. ft.

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048





PROPOSED ZONING
 KILWORTH BLACKS SUBDIVISION
 TRIDON GROUP

MARCH 24 2015
 SCALE: NTS

Please note that the locations of site-specific zones are illustrated on the enclosed zoning map (letters 'a' through 'k')

Urban Residential First Density (UR1#)					
	Lots 1-10 (UR1# - a)	Lots 11-16 (UR1# - b)	Lots 17-40 (UR1# - c)	Lots 41-68 (UR1# - d)	Lots 69-216, Blocks 218-223 (UR1# - e)
Minimum Lot Area	400.0 m ²	400.0 m ²	400.0 m ²	400.0 m ²	400.0 m ²
Minimum Lot Frontage	15.0 m	13.5 m	11.5 m	10.0 m	11.0 m
Minimum Front Yard Setback	2.5 m (habitable room) 5.5m (garage)	2.5 m (habitable room) 5.5m (garage)	2.5 m (habitable room) 5.5m (garage)	2.5 m (habitable room) 5.5m (garage)	2.5 m (habitable room) 5.5m (garage)
Maximum Front Yard Setback	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum Side Yard Setback					
a) Interior Lot	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m
b) Exterior side yard adjacent to a front yard of an abutting lot	2.5 m on the side abutting the street and 1.2 m on the other	2.5 m on the side abutting the street and 1.2 m on the other	2.5 m on the side abutting the street and 1.2 m on the other	2.5 m on the side abutting the street and 1.2 m on the other	2.5 m on the side abutting the street and 1.2 m on the other
c) Rear yard is adjacent to a rear yard of an abutting lot	2.5 m	2.5 m	2.5 m	2.5 m	2.5 m
Minimum Rear Yard Setback	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m
Maximum Lot Coverage					
a) Main building	65%	65%	65%	65%	65%
b) all buildings	75%	75%	75%	75%	75%

Urban Residential Third Density (UR3#)			
	Block 217 (UR3# - f)	Block 224 (UR3# - g)	Block 225 (UR3# - h)
Permitted Uses	Street townhouse dwelling	Per UR3 Zone	Per UR3 Zone
Minimum Front Yard Setback	2.5 m (habitable room) 5.5m (garage)	2.5 m (habitable room) 5.5m (garage)	2.5 m (habitable room) 5.5m (garage)
Minimum Side Yard Setback	Per UR3 Zone	2.5 m	2.5 m
a) Rear yard is adjacent to a rear yard of an abutting lot	2.5 m	-	-
b) Interior Lot	2.5 m	-	-
Minimum Rear Yard Setback	6.0 m	Per UR3 Zone	Per UR3 Zone
Maximum Density	45 units per hectare	60 units per hectare	60 units per hectare
Minimum Height	Per UR3 Zone	28 m	Per UR3 Zone
Maximum Lot Coverage			
a) Main Building	80%	Per UR3 Zone	Per UR3 Zone

Please note that the locations of site-specific zones are illustrated on the enclosed zoning map (letters 'a' through 'k')

	Urban Residential Third Density (UR3#)	Village Commercial (C1) / Urban Residential Third Density (UR3#)	Institutional / Urban Residential Third Density (UR3#)
	Block 226 (UR3# - j)	Block 227 (C1/UR3# - j)	Block 229 (I/UR3# - k)
Permitted Uses	Duplex dwelling Link dwelling Semi-detached dwelling Single detached dwelling Home occupation All Other Permitted Uses of UR3 Zone	Nursing home Retirement home All Permitted Uses of C1 and UR3 Zones	Home occupation Single detached dwelling Link dwelling Semi-detached dwelling Multiple unit dwelling Townhouse dwelling All Permitted Uses of I Zone
Single Detached Dwelling			
a) Minimum Lot Area	400.0 m ²	-	400.0 m ²
b) Minimum Lot Frontage	10.0 m	-	10.0 m
c) Minimum Front Yard Setback	2.5 m (habitable room) 5.5m (garage)	-	2.5 m (habitable room) 5.5m (garage)
d) Minimum Side Yard Setback			
i) Interior Lot	1.2 m	-	1.2 m
ii) Exterior side yard adjacent to a front yard of an abutting lot	2.5 m on the side abutting the street and 1.2 m on the other	-	2.5 m on the side abutting the street and 1.2 m on the other
iii) Rear yard is adjacent to a rear yard of an abutting lot	2.5 m	-	2.5 m
Minimum Rear Yard Setback	6.0 m	Per C1 and UR3 Zones	6.0 m
Maximum Density	Per UR3 Zone	60 residential units per hectare	Per UR3 Zone (for residential uses)
Maximum Lot Coverage			
a) Main Building	65%	Per C1 and UR3 Zones	65% (for residential uses)
b) All Buildings	75%	Per C1 and UR3 Zones	75% (for residential uses)